



TOWN OF ROCKY HILL MEETING MINUTES/MOTIONS

In order to comply with Connecticut General Statutes regarding minutes of meetings, the following will be used to record information during all public meetings that take place. An original must be submitted to the Town Clerk of Rocky Hill within 48 hours of the meeting being adjourned. Motions should be complete, showing the maker and second of the motion as well as how each member voted. Unanimous votes may be listed as unanimous.

NAME OF PUBLIC BOARD OR COMMISSION	Planning and Zoning Commission
DATE MEETING AGENDA POSTED	July 10, 2014
LOCATION	Town Council Room, Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, Connecticut
DATE OF MEETING	July 16, 2014
TIME MEETING STARTED	6:34 p.m.
PERSON PREPARING MEETING MINUTES	Eileen A. Knapp
VERBATIM NOTES TAKEN	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
AUDIO, VIDEO OR LIVE TRANSMISSION OF MEETING	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

MEMBERS PRESENT AT MEETING

1. Dimple Desai, Chairman	2. Kevin Clements, Vice Chairman
3. Giuseppe Aglieco, Commissioner	4. Victor Zarrilli, Secretary
5. William O'Sullivan, Alternate	6. Mike Casasanta, Alternate
7. Kimberley A. Ricci, Dir. Planning & Building/Asst. ZEO	8.
9.	10.

NUMBER REQUIRED FOR QUORUM 3 QUORUM PRESENT ☒ Yes ☐ No

TEXT MOTIONS AND RESULTS VOTES

1st MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Clements to recess the public hearing for Review updated traffic report, receive comments on the traffic report and comments related thereto, Proposed settlement of Elm Street Ext, Rocky Hill, LLC v. Rocky Hill Planning and Zoning Commission, zoning appeals with Elm Street Ext Rocky Hill LLC, proposing to resolve and settle its pending zoning appeal by revising its plans originally submitted in August 2013 and

denied November 6, 2013 submitted as part of its applications for a Special Permit and Site Plan approval for a medical office building with associated site improvements with frontage on Elm Street Extension, Rocky Hill, CT and designated as Assessor's ID # 12-157. The public hearing will be recessed until the August 20, 2014 Planning and Zoning meeting. Seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

2nd MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Clements for a 5-minute recess. Seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

3rd MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to come out of recess. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

4th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to recess the public hearing for Special Permit application for **Stepney Place, LLC**, proposing to convert 27, 365 square feet of office space to 36 residential apartments, under Section 4.1.2 Special Permit Section O, and Site Plan Use exceeding 10,000 square feet, for property located at 1800 Silas Deane Highway, also known as Stepney Place, in a C-Commercial Zoning District, ID#04-412 in order to receive additional information on parking and receipt of staff comments. Public hearing is recessed until the August 20, 2014 meeting. Seconded by Commissioner Casasanta. All were in favor, MOTION CARRIED UNANIMOUSLY.

5th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Casasanta to close the public hearing for Special Permit/Site Plan Application, **Jenna Cavaleri**, proposing to expand a seasonal restaurant use for annual use with the addition of eight tables near the Connecticut River, placement of two dumpster and waste oil container, and the allowance for live entertainment, for property located at 277 Meadow Road, in a WF- Waterfront and Floodplain Zoning Districts, ID# 10-321. Seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

6th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to adopt the Agenda. Seconded by Commissioner Aglieco. All were in favor, MOTION CARRIED UNANIMOUSLY.

7th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Clements to adopt the Consent Agenda. Seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY. The following items were approved on the Consent Agenda:

A. Minutes and Working Notes from June 18, 2014

B. Extension Request for filing mylar plans, **Rocky Hill Development LLC**, Oleski Farm Re-Subdivision, off France Street and Ten Road Highway,

8th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Clements to deny without prejudice the Special Permit/Site Plan Application, **Jenna Cavalieri**, proposing to expand a seasonal restaurant use for annual use with the addition of eight tables near the Connecticut River, placement of two dumpster and waste oil container, and the allowance for live entertainment, for property located at 277 Meadow Road, in a WF- Waterfront and Floodplain Zoning Districts, ID# 10-321. Seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

9th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to approve the Site Plan Application, **1975 Silas Deane Highway, LLC**, proposing to add eleven parking spaces to an existing parking lot and associated drainage improvements for property located at 1975 Silas Deane Highway in a c-Commercial Zoning District, ID #04-379; including all staff comments. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

10th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to approve the Site Plan Application, **National Water Main Cleaning Co.**, proposing to add overhead doors to an existing building, a paved driveway, oil-water separator, and other site improvements for property located at 1000 rear Elm Street in an OP-Office Park Zoning District, ID# 12-167 including all staff comments. Seconded by Commissioner O'Sullivan. All were in favor, MOTION CARRIED UNANIMOUSLY.

11th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to approve the Request by **Town of Rocky Hill** for placement of contractor trailers and **storage** containers at the staging area for the Rocky Hill High School renovation /addition project, 50 Chapin Avenue in an R-20 Residential Zoning District, ID #09-714 for a period of 3 years, from September 2014 to September 2017. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

12th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to adjourn. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

SEE THE MAIN MINUTES WEB PAGE TO ACCESS ADDITIONAL MEETING INFORMATION (i.e., WORKING NOTES, ACTIONS).

TIME MEETING ADJOURNED: 8:52 p.m. TIME DELIVERED TO TOWN CLERK:

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